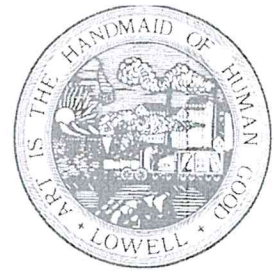


City of Lowell
Zoning Board of Appeals
Agenda



4/23/2018 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 4/23/2018 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2nd Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

I. Continued Business

ZB-2018-11

Petition Type: Special Permit

Applicant: Philip S. Nyman, Esq., c/o Joe Lee

Re Property Located at: 31 Westford Street 01851

Applicable Zoning Bylaws: Section 4.5.2

Petition: the applicant is seeking a Special Permit to convert the existing building in the Urban Mixed-Use (UMU) zoning district to a redemption center pursuant to Section 4.5.2 of the Lowell Zoning Ordinance and any other relief required.

II. New Business

ZB-2018-17

Petition Type: Special Permit and Variance(s)

Applicant: Emma Hillard

Re Property Located at: 432 Suffolk Street 01854

Applicable Zoning Bylaws: Sections 12.1(a) and 5.1

Petition: The applicant is requesting a Special Permit and Variances to convert an office space into a single family structure that is located in the Urban Mixed Use (UMU) zoning district. The applicant is seeking Special Permit approval pursuant to Section 12.1(a) and Variance approval pursuant to Section 5.1 of the City of Lowell Zoning Ordinance and any other relief that is required.

ZB-2018-14

Petition Type: Variance(s)

Applicant: Tran Realty Corporation

Re Property Located at: 484 Merrimack Street 01854

Applicable Zoning Bylaws: Sections 6.1.4(4)c and 6.1.10

Petition: The applicant is seeking Special Permit approval from the Planning Board and Variance Approval from the Zoning Board to add a ground floor restaurant and 15 residential dwelling units to an existing building at 484 Merrimack Street. The building is located in the Urban Mixed Use (UMU) zoning district and requires Special Permit approval from the Planning Board under Section 6.1.6 for a 50% reduction in the residential parking requirement and under Article 12 Table of Uses: Section 12.1.e for the proposed residential units, Variance approval from the Zoning Board under Section 6.1.4(4)c for off-street restaurant parking and under Section 6.1.10 for minimum access drive width and minimum setback from the building, as well as for any other relief required under the Lowell Zoning Ordinance.

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ZB-2018-15

Petition Type: **Variance(s)**

Applicant: **Attorney John Cox c/o Frank Gorman**

Re Property Located at: **31 Fairgrove Ave 01851**

Applicable Zoning Bylaws: **Sections 5.1 and 5.1.2(2)**

Petition: **The applicant is proposing to subdivide 31 Fairgrove Avenue to create a new lot with a single family dwelling on Burnside Street in the Traditional Single Family (TSF) zoning district. The proposed project requires Special Permit(s) approval from the Planning Board under Section 5.1.1 (7) to reduce the minimum required frontage and Section 6.7.3 for the proposed grade of a new driveway. The applicant is seeking Variance approval from the Zoning Board under Article V Section 5.1 for Min. Lot Size and Max. Front Yard Setback, Section 5.1.2 (2) for the Computation of Lot Area, and Usable Open Space and any other relief required under the Lowell Zoning Ordinance. The applicant has submitted a letter of withdrawal dated April 11, 2018 to be considered by the Board.**

ZB-2018-16

Petition Type: **Variance(s)**

Applicant: **David Brown**

Re Property Located at: **49 Belrose Ave 01852**

Applicable Zoning Bylaws: **Section 5.1**

Petition: **The applicant is seeking Variance approval to construct an addition to an existing home at 49 Belrose Avenue. The home is located in the Traditional Single Family (TSF) zoning district and requires Variance approval from the Zoning Board under Article V Table of Dimensional Requirements: Section 5.1 for minimum front yard setback, maximum floor area ratio (FAR), and for any other relief required under the Lowell Zoning Ordinance**

III. Other Business

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by April 8, 2018 and April 15, 2018